

ZONING CHANGE REVIEW SHEET**CASE:** C14-2015-0140 – Latta Rezoning**Z.A.P. DATE:** November 17, 2015**ADDRESS:** 7505 Wynne Lane**DISTRICT:** 5**OWNER/APPLICANT:** La Picharow, LLC (Glenn Latta)**ZONING FROM:** MH**TO:** SF-2**AREA:** 0.3187 acres
(13,883 square feet)**SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant single family residence – standard lot (SF-2) district zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

November 17, 2015:

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject lot is within the Brownleaf Estates subdivision and contains a manufactured home. Brownleaf Estates and Greenleaf Estates, the adjacent subdivision to the south are manufactured home subdivisions and were zoned mobile home residence (MH) district in the mid-1980s. Most of the lots contain one or more manufactured homes, although a few lots have single family residence or two-family residence uses. Please refer to Exhibits A (Zoning Map) and A-1 (Aerial Exhibit).

The Applicant has requested single family residence – standard lot (SF-2) district zoning in order to build a single family residence on the lot. The SF-2 zoning district would be compatible and consistent with the surrounding uses, and there is existing SF-2 and SF-3 zoned properties located to the south that are currently developed with single family residential uses. In addition, many of the manufactured homes located along Wynne Lane have been enclosed with framed facades making it difficult to recognize them as manufactured homes and not single-family structures.

EXISTING ZONING AND LAND USES:

| | ZONING | LAND USES |
|--------------|----------------|---|
| <i>Site</i> | MH | One manufactured home |
| <i>North</i> | MH | Manufactured homes |
| <i>South</i> | MH; SF-3; SF-2 | Manufactured homes; A couple single family residences |
| <i>East</i> | SF-2 | Single family residences in the Elmwood Estates subdivision |
| <i>West</i> | MH; SF-3 | Manufactured homes; A couple single family residences |

AREA STUDY: N/A

TIA: Is not required

WATERSHED: South Boggy Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS:

Casey Elementary School

Bedichek Middle School

Akins High School

NEIGHBORHOOD ORGANIZATIONS:

26 – Far South Austin Community Association

39 – Matthews Lane Neighborhood Association

511 – Austin Neighborhoods Council

627 – Onion Creek Homeowners Association

742 – Austin Independent School District

1228 – Sierra Club, Austin Regional Group

1340 – Austin Heritage Tree Foundation

1363 – SEL Texas

1424 – Preservation Austin

1429 – Go!Austin/Vamos!/Austin (GAVA)-78745

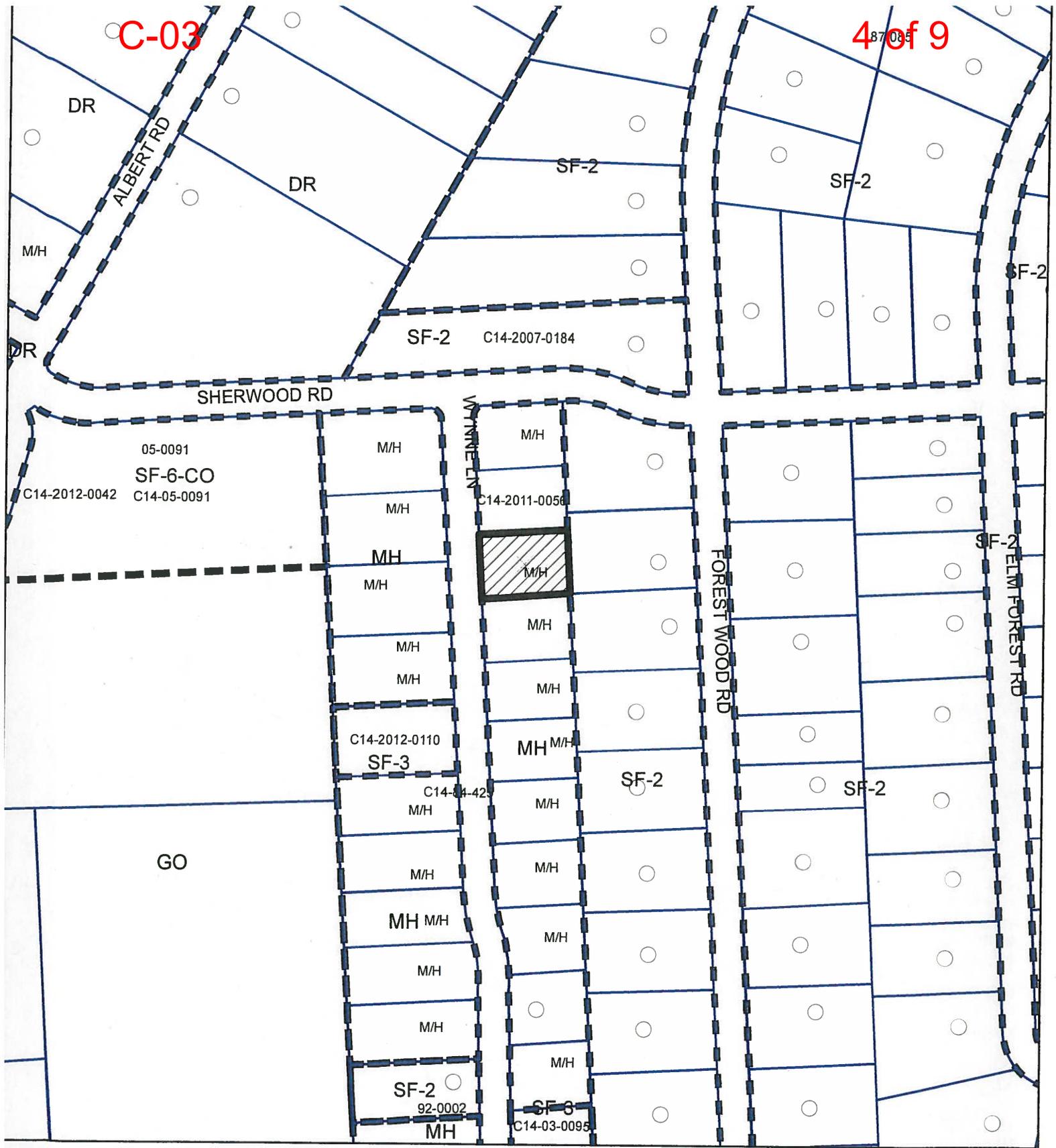
1447 – Friends of the Emma Barrientos MACC

1528 – Bike Austin

1530 – Friends of Austin Neighborhoods

CASE HISTORIES:

| NUMBER | REQUEST | COMMISSION | CITY COUNCIL |
|--|-----------------------------------|-------------------|---------------------|
| C14-2014-0122 – LeBoeuf Rezoning – 7900 Wynne Ln | MH to SF-1 | To Grant | Apvd (9-25-2014). |
| C14-2012-0110 – Arriaga and Maldonado Project – 7600 Wynne Ln | MH to SF-3 | To Grant | Apvd (11-1-2012). |
| C14-2012-0042 – 1300 W. Dittmar Rd | SF-6-CO to SF- 6-CO, to change | To Grant | Apvd (8-2-2012). |



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

Zoning Case: C14-2015-0140

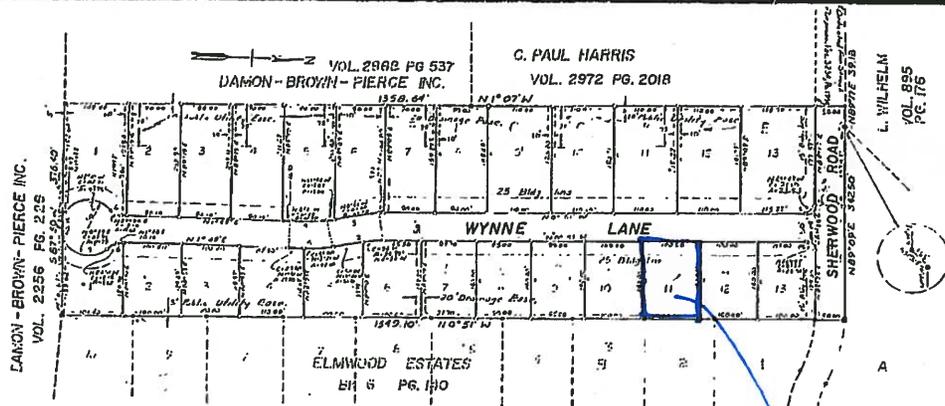
EXHIBIT A

1" = 200'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





In addition to the easements shown, the rear five (5) feet of all lots in this subdivision are hereby dedicated as an easement for public utilities unless otherwise noted.

BROWNLEAF ESTATES

REZONING AREA

CURVE DATA

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|------------|------------|-------------|------------|------------|------------|-------------|------------|
| I = 60°33' | I = 18°20' | I = 18°20' | I = 21°00' | I = 21°00' | I = 52°01' | I = 112°01' | I = 90°00' |
| R = 150.0' | R = 268.0' | R = 510.0' | R = 168.0' | R = 218.0' | R = 19.00' | R = 50.00' | R = 15.00' |
| P = 1.03' | P = .555' | P = 51.52' | P = 31.1' | P = 40.4' | P = 7.32' | P = 74.15' | P = 15.00' |
| A = 23.53' | A = 05.75' | A = 101.75' | A = 61.58' | A = 79.90' | A = 15.15' | A = 91.75' | A = 23.53' |

- LEGEND**
- IRON PIN FOUND
 - IRON PIN SET
 - GUM NAIL FOUND
 - SCALE: 1"=100'

I HEREBY CERTIFY THAT AUSTIN CITY CODE CHAPTER 222 OF 1966 HAS BEEN COMPLIED WITH

SURVEYED AND PREPARED BY
S. A. GARZA C.E.
CONSULTING ENGINEER
510 SCARDROOM BLDG.
AUSTIN 1 TEXAS

S. A. Garza
REGISTERED PROFESSIONAL ENGINEER



SEPTIC TANK NOTE

Each house in this subdivision shall be connected to a septic tank of a design approved by the City-County Health Unit.

**STATE OF TEXAS
COUNTY OF TRAVIS** KNOW ALL MEN BY THESE PRESENTS:

That J. E. Matheny, owner of that certain 11.797 acre tract of land out of Lot 2, Fitzhugh Subdivision of the William Cannon League, Travis County, Texas as conveyed by deed recorded in Volume 2107 Page 19 of the Deed Records of Travis County, Texas do hereby subdivide said tract in accordance with the attached plat, said subdivision to be known as BROWNLEAF ESTATES and do hereby dedicate to the public the streets and easements shown hereon

WITNESS my hand this the 19 day of September A.D. 1966

J. E. Matheny
J. E. MATHENY

**STATE OF TEXAS
COUNTY OF TRAVIS**

Before me, the undersigned authority, a Notary Public in and for Travis County, Texas on this day personally appeared J. E. Matheny known to me to be the person whose name is subscribed to the foregoing instrument and he acknowledged to me that he executed the same for the purposes and considerations therein expressed

GIVEN under my hand and seal of office, this the 19 day of September A.D. 1966

R. E. Matheny
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY TEXAS



APPROVED FOR ACCEPTANCE

On the 9th day of JANUARY, A.D. 1967.

Hoyle M. Osborne
HOYLE M. OSBORNE, Director
Department of Planning

ACCEPTED AND AUTHORIZED FOR RECORD

By the Planning Commission of the City of Austin, Texas on this the 9th day of JANUARY, A.D. 1967.

Walter
SECRETARY
W. S. Paul
CHAIRMAN

FILED FOR RECORD

At 11:20 o'clock A.M. on the 10 day of January, A.D. 1967 Miss Emilie Limberg, Clerk, County Court, Travis County, Texas.

By: *Emilie Limberg*
Deputy

**STATE OF TEXAS
COUNTY OF TRAVIS**

I, Miss Emilie Limberg, Clerk of the County Court within and for the State and County aforesaid, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 10 day of January, A.D. 1967 at 11:20 o'clock A.M. and duly recorded on the 10 day of January, A.D. 1967 at 11:20 o'clock A.M. in the Deed Records of said County in Book 31 of Page 48.

WITNESS my hand and seal of the County Court of said County on the date last written above.

Miss Emilie Limberg, Clerk, County Court, Travis County, Texas.

By: *Emilie Limberg*
Deputy

"In approving this plat by the Commissioner's Court of Travis County, Texas, it is understood that the building of all streets, roads, and other public thoroughfares shall be the responsibility of the owner and developer of the tract of land covered by this plat, in accordance with plans and specifications prescribed by the Commissioner's Court of Travis County, Texas, and the Commissioner's Court of Travis County, Texas assumes no obligation to build any of the streets, roads, or other public thoroughfares shown on this plat, or any bridges or culverts in connection therewith."

**STATE OF TEXAS
COUNTY OF TRAVIS**

I, Miss Emilie Limberg, Clerk of the County Court within and for the County and State aforesaid, do hereby certify that on the 9th day of January, A.D. 1967, the Commissioner's Court of Travis County, Texas, passed an order authorizing the filing for record of this plat and that said order has been duly entered in the Minutes of said Court in Book 31 Page 362.

WITNESS my hand and seal of the County Court of said County this the 9th day of January A.D. 1967.

Emilie Limberg
Emilie Limberg, Clerk, County Court
Travis County, Texas

By: *Shirley Thomas*
Deputy



Q149 10-6-7 R.C. 119 4 1/2

EXHIBIT B
RECORDED
PLAT

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant single family residence – standard lot (SF-2) district zoning.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

The single family residence standard lot (SF-2) district is intended for a moderate density single-family residential use on a lot that is a minimum of 5,750 square feet. This district is appropriate for existing single-family neighborhoods having moderate sized lots or to new development of single-family housing areas with minimum land requirements.

2. *Zoning changes should promote compatibility with adjacent and nearby uses.*

3. *Zoning should be consistent with approved and existing residential densities.*

The SF-2 zoning district would be compatible and consistent with the surrounding uses, and there is existing SF-2 and SF-3 zoned properties located to the south that are currently developed with single family residential uses. In addition, many of the manufactured homes located along Wynne Lane have been enclosed with framed facades making it difficult to recognize them as manufactured homes and not single-family structures.

EXISTING CONDITIONS

Site Characteristics

The subject lot is developed with one manufactured home and has moderate vegetative over. There appear to be no significant topographical constraints on the site.

Impervious Cover

The maximum impervious cover allowed by the *SF-2 zoning district* is 45%, which is based on the more restrictive *zoning* regulations.

Comprehensive Planning

This zoning case is located on the east side of Wynne Lane on a property that is approximately 0.31 acres in size and contains a manufactured home. The property is not located in an area that has a neighborhood plan. Surrounding land uses includes residential uses to the north and west, and residentially zoned lots to the south and east. The proposed use is single family.

Imagine Austin

The comparative scale of this site relative to other residential uses on the block, as well as the site not being located along an Activity Corridor or within an Activity Center, falls below the scope of Imagine Austin, which is broad in scope, and consequently the plan is neutral on this proposed rezoning.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the South Boggy Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

| <i>Development Classification</i> | <i>% of Gross Site Area</i> | <i>% of Gross Site Area with Transfers</i> |
|--|-----------------------------|--|
| Single-Family (minimum lot size 5750 sq. ft.) | 50% | 60% |
| Other Single-Family or Duplex | 55% | 60% |
| Multifamily | 60% | 70% |
| Commercial | 80% | 90% |

According to floodplain maps there is no floodplain within or adjacent to the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 512-974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

Site Plan

If rezoned, the site shall be subject to the following BASE DISTRICT REQUIREMENTS for SF-2 zoning. The minimum lot size is 5,750 square feet, and the building shall maintain a minimum 25 foot setback from the front or west property line in a SF-2 zoning district. The interior side yards shall maintain minimum 5 foot setbacks from the north and south property

lines. The rear yard setback shall maintain a minimum of 10 feet from the east property line. Maximum height is 35 feet, maximum building coverage is 40% and maximum impervious cover is 45%.

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

Transportation

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day [LDC Section 25-6-113].

Water / Wastewater

FYI: The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, water or wastewater easements, utility relocations and or abandonments required by the proposed land use. City records indicate an active septic system on the lot which will have to be abandoned with the redevelopment and connection to sewer requirement now that serve is available. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.